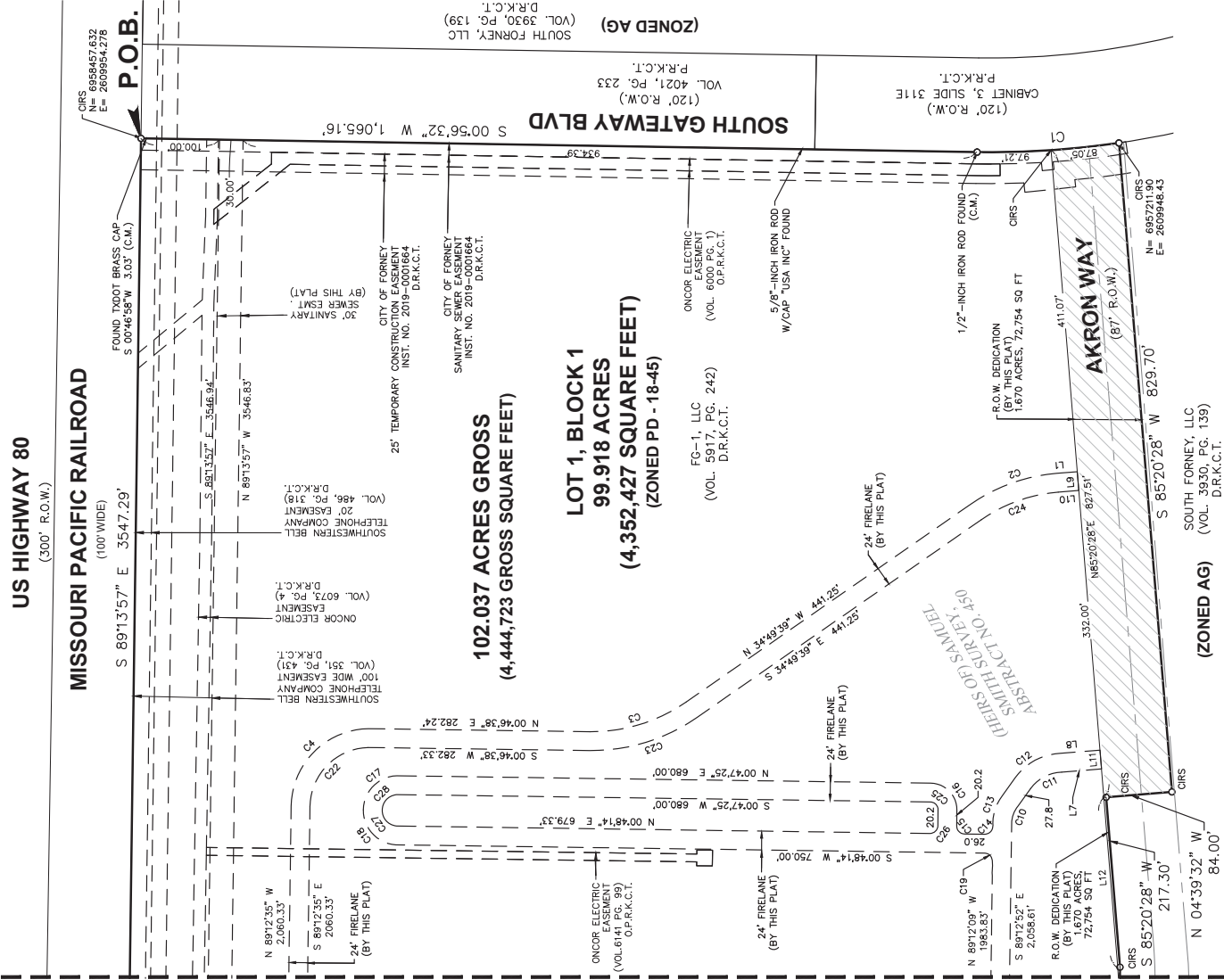


MATCH LINE - SHEET 2



LOT AREA TABLE	
GROSS AREA	4,444,723 ACRES
R.O.W. DEDICATION	92,295 SF
NET AREA	4,352,427 SF
	99.918 ACRES

(ZONED AG)
SOUTH FORNEY, LLC
(VOL. 3930, PG. 139)
D.R.K.C.T.

DEVELOPER
HILLWOOD DEVELOPMENT COMPANY, LLC
3000 Little Creek Boulevard
Dallas, TX 75219
Contact: Todd Finley
Phone: 972-201-2876

OWNER
FG-1, LLC
3000 Little Creek Boulevard
Dallas, TX 75219
Contact: Jon Bass
Phone: 972-201-2963

BCE
BCE, Inc.
238 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4600 www.bceinc.com
TBPLS Licensed Surveying Firm No. 10193953
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CITY OF FORNEY
ABSTRACT NO. 450
FEBRUARY 2020
SHEET 1 OF 5

FINAL PLAT LOT 1, BLOCK 1 GOODYEAR ADDITION

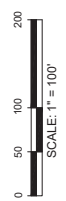
BEING 102.037 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY,
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

GENERAL NOTES:

- Bearings are based on the Texas State Plane, Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, with an applied combined scale factor of 1.000114077.
- The floodplain boundaries are approximate and are not depicted hereon. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48257C0175D with Map Revised date July 3, 2012.
- Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
- All property corners are 5/8-inch iron rods with "BCE" cap set unless otherwise noted.
- The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; included but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
- The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions, and conditions of the separate instrument.

FIRE LANES:

That the undersigned does hereby covenant and agree that he (they) shall construct upon and the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Forney's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(ies) is hereby authorized to enforce parking regulations within the fire lane easements to ensure that the fire lane easements to be maintained free and unobstructed at all times for fire department and emergency use.



US HIGHWAY 80
(300' R.O.W.)

MISSOURI PACIFIC RAILROAD
(100' WIDE)

S 89°13'57\" E 3547.29'

P.O.B.
G.R.S. 60569457.632
E= 2609954.278

FOUND TxDOT BRASS CAP
S 00°46'58\" W 3.03' (C.M.)

S 00°56'32\" W 1,065.16'

100.00'

S 89°13'57\" E 3546.94'

N 89°13'57\" W 3546.83'

30.00'

30° SANITARY
SEWER EASMT
(BY THIS PLAT)

CITY OF FORNEY
TEMPORARY CONSTRUCTION EASEMENT
INST. NO. 2019-001664
D.R.K.C.T.

CITY OF FORNEY
SANITARY SEWER EASEMENT
INST. NO. 2019-001664
D.R.K.C.T.

SOUTH FORNEY, LLC
(VOL. 3930, PG. 139)
D.R.K.C.T.

(ZONED AG)

SOUTH GATEWAY BLVD
(120' R.O.W.)
VOL. 4021, PG. 233
P.R.K.C.T.

934.39'

ONCOR ELECTRIC
EASEMENT
(VOL. 6000, PG. 1)
O.P.R.K.C.T.

5/8\"-INCH IRON ROD
W/CAP \"USA INC\" FOUND

1/2\"-INCH IRON ROD FOUND
(C.M.)

9.21'

CABINET 3, SLIDE 311E
(120' R.O.W.)
P.R.K.C.T.

81.00'

R.O.W. DEDICATION
(BY THIS PLAT)
1,670 ACRES, 72,754 SQ FT

411.07'

AKRON WAY
(87' R.O.W.)

829.70'

S 85°20'28\" W 829.70'

81.00'

G.R.S. 685719.33
E= 2609948.43

100.00'

S 85°20'28\" E 827.51'

332.00'

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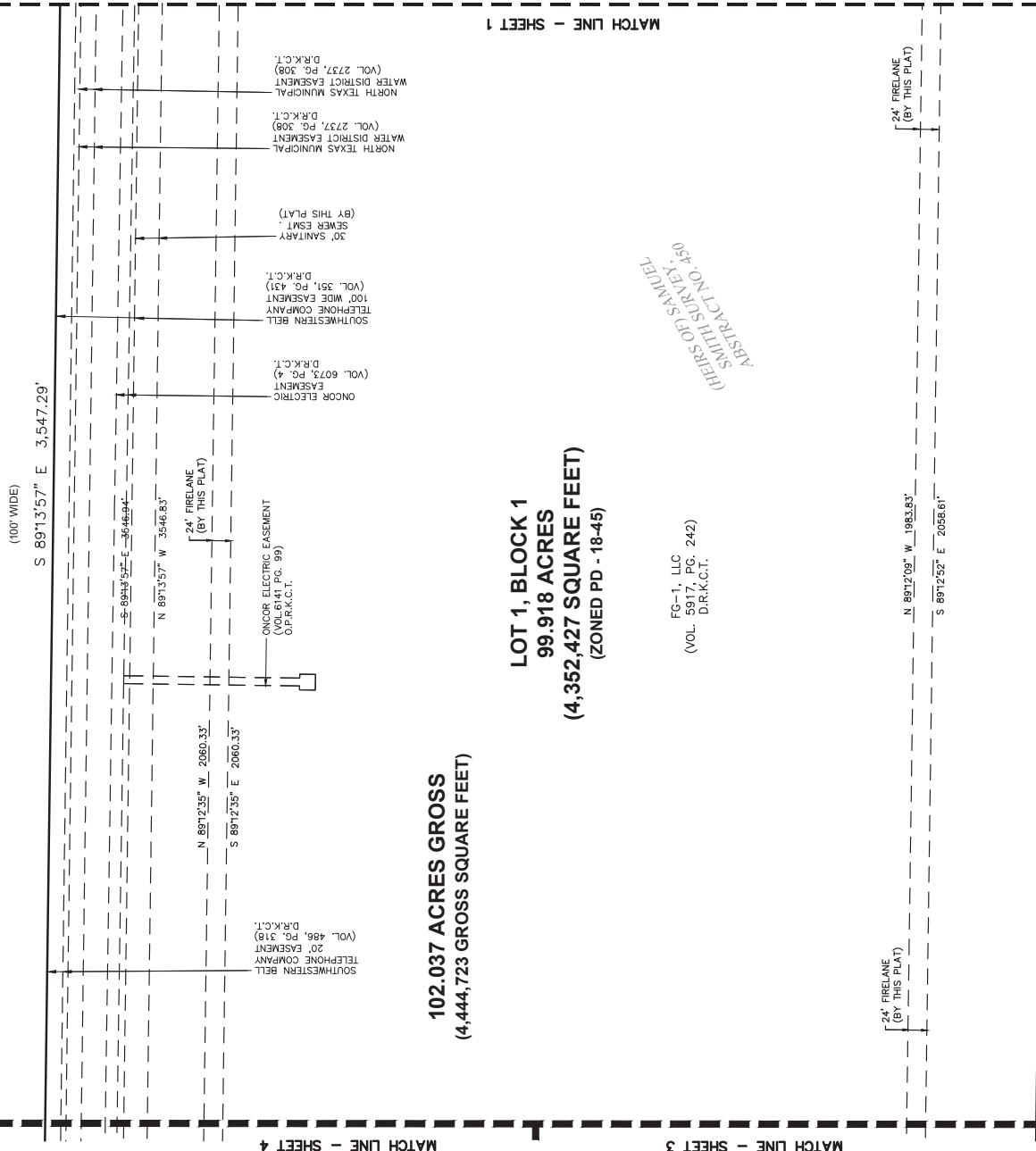
24' FIRELANE
(BY THIS PLAT)

24' FIRELANE
(BY THIS PLAT)

US HIGHWAY 80
(300' R.O.W.)

MISSOURI PACIFIC RAILROAD
(100' WIDE)

S 89°13'57" E 3,547.29'



102.037 ACRES GROSS
(4,444,723 GROSS SQUARE FEET)

LOT 1, BLOCK 1
99.918 ACRES
(4,352,427 SQUARE FEET)
(ZONED PD - 18-45)

FG-1, LLC
(VOL. 5917, PG. 242)
D.R.K.C.T.

(HEIRS OF SAMUEL
SMITH SURVEY
ABSTRACT NO. 450)

24' FIRELANE
(BY THIS PLAT)

N 89°12'09" W 1983.83'
S 89°12'32" E 2058.61'

AKRON WAY
(FUTURE 90' R.O.W.)
N 89°13'57" W 2198.63'
S 89°13'57" W 2,198.63'

SOUTH FORNEY, LLC
(VOL. 3930, PG. 139)
D.R.K.C.T.

(ZONED AG)

DEVELOPER
HILLWOOD DEVELOPMENT COMPANY, LLC
3000 Turtle Creek Boulevard
Dallas, TX 75219
Contact: Todd Finley
Phone: 972-201-2876

OWNER
FG-1, LLC
3000 Turtle Creek Boulevard
Dallas, TX 75219
Contact: Joe Bass
Phone: 972-201-2863

FINAL PLAT
LOT 1, BLOCK 1
GOODYEAR ADDITION

BEING 102.037 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS
FEBRUARY 2020
SHEET 2 OF 5

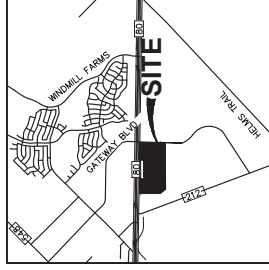
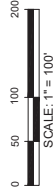


BGE, Inc.
2500 Ross Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TX Survey License No. 10193953
TBPUS Licensed Surveying Firm No. 10193953
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Contact: David McCullah
Email: dmcullah@bgeinc.com
Telephone: (972) 464-4839 • Email: dmcullah@bgeinc.com

Project No: 6067-00 | DFWDMSM

VICINITY MAP
(Not to Scale)



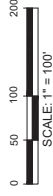
MATCH LINE - SHEET 4

MATCH LINE - SHEET 3

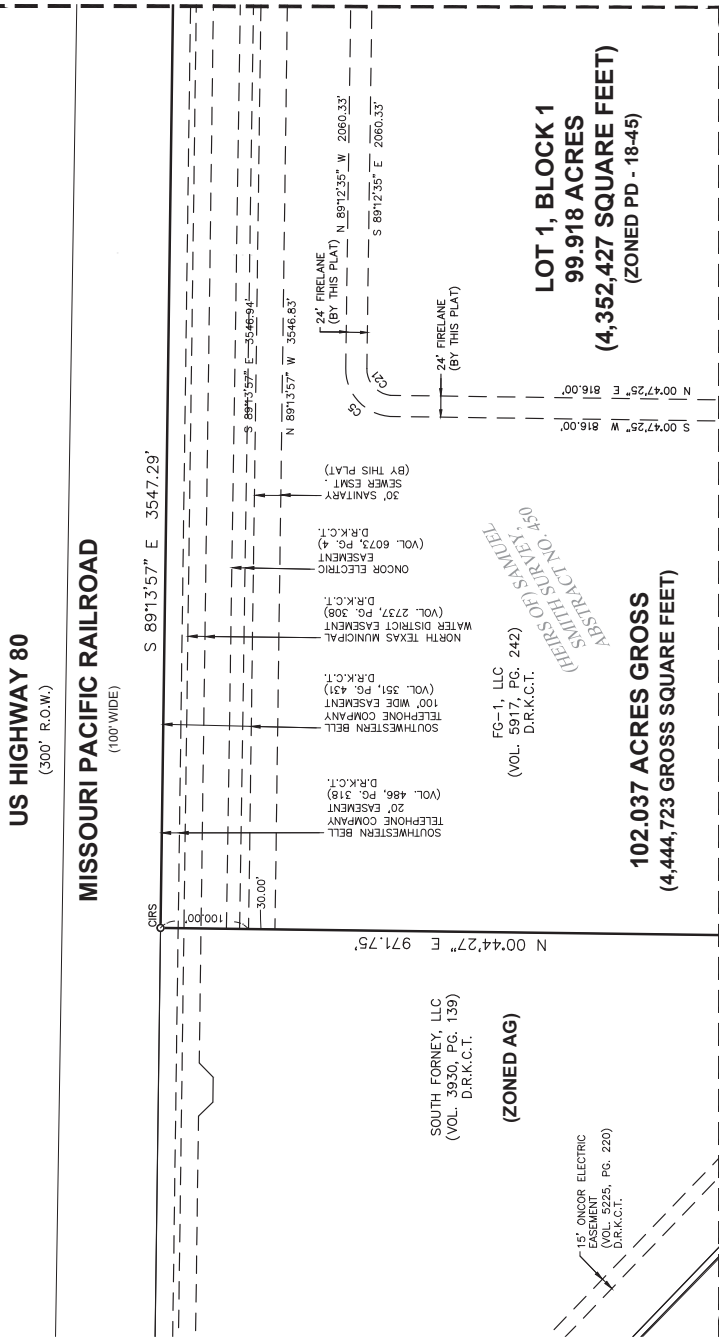
MATCH LINE - SHEET 1



VICINITY MAP
(Not to Scale)



MATCH LINE - SHEET 2



LOT 1, BLOCK 1
99.918 ACRES
(4,352,427 SQUARE FEET)
(ZONED PD - 18-45)

102.037 ACRES GROSS
(4,444,723 GROSS SQUARE FEET)

SOUTH FORNEY, LLC
(VOL. 3930, PG. 139)
D.R.K.C.T.

(ZONED AG)

15' ONCOR ELECTRIC
EASEMENT
(VOL. 5225, PG. 220)
D.R.K.C.T.

FG-1, LLC
(VOL. 5977, PG. 242)
D.R.K.C.T.

(HEIRS OF SAMUEL
SMITH SURVEY,
ABSTRACT NO. 450)

MATCH LINE - SHEET 4

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	9°16'27"	1120.00'	S 03°41'41" E	181.09'	181.29'
C2	30°11'29"	224.00'	N 19°43'55" W	116.67'	118.03'
C3	352°40'3"	211.00'	N 17°07'38" W	128.31'	130.37'
C4	86°12'13"	100.08'	N 45°05'19" W	139.30'	154.07'
C5	86°35'21"	54.16'	S 47°25'37" W	74.28'	81.85'
C6	90°00'00"	30.00'	S 45°47'25" E	42.43'	47.12'
C7	46°33'12"	44.00'	S 67°30'49" W	34.76'	35.75'
C8	46°33'12"	20.00'	N 67°30'49" E	15.81'	16.25'
C9	104°2'02"	123.53'	N 83°44'14" E	23.04'	23.07'
C10	38°11'07"	35.63'	S 69°58'22" E	23.31'	23.74'
C11	52°40'48"	50.25'	S 27°53'41" E	44.59'	46.21'
C12	51°45'25"	74.27'	N 28°20'16" W	64.84'	67.09'
C13	361°4'05"	59.17'	N 71°04'03" W	36.80'	37.42'
C14	96°43'40"	10.92'	N 49°43'53" W	15.73'	17.77'
C15	89°59'11"	10.00'	N 45°47'50" E	14.14'	15.71'

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C16	90°00'00"	34.00'	N 45°47'25" E	48.08'	53.41'
C17	87°15'46"	44.08'	N 45°32'31" W	60.83'	67.13'
C18	87°03'21"	44.16'	S 47°07'21" W	60.83'	67.10'
C19	88°08'42"	10.16'	S 45°47'49" W	14.14'	15.64'
C20	83°29'27"	30.31'	N 47°13'21" W	40.36'	44.17'
C21	83°29'27"	30.31'	N 46°48'11" E	40.36'	44.17'
C22	87°36'45"	76.11'	S 45°22'11" E	105.37'	116.38'
C23	352°7'54"	234.59'	S 17°07'38" E	142.90'	145.21'
C24	302°26'36"	198.38'	S 19°43'55" E	104.17'	105.41'
C25	90°00'00"	10.00'	S 45°47'25" W	14.14'	15.71'
C26	90°00'49"	10.00'	N 44°12'10" W	14.14'	15.71'
C27	85°46'22"	20.06'	N 47°38'03" E	27.30'	30.02'
C28	83°04'42"	20.34'	S 47°20'46" E	26.97'	28.49'
C29	5°24'43"	655.00'	S 88°03'41" W	61.85'	61.87'

NUMBER	BEARING	DISTANCE
L1	N 04°34'13" W	26.22'
L2	N 89°12'35" W	173.37'
L3	S 43°54'14" W	93.63'
L4	S 46°05'46" E	24.00'
L5	N 43°54'14" E	93.49'
L6	S 89°12'35" E	159.73'
L7	S 04°40'08" E	50.98'
L8	N 04°40'08" W	50.85'
L9	N 85°20'28" E	24.00'
L10	S 04°34'13" E	26.23'
L11	N 85°20'28" E	24.00'
L12	S 85°20'28" W	218.00'
L13	S 89°13'57" E	62.76'

FINAL PLAT
LOT 1, BLOCK 1
GOODYEAR ADDITION

BEING 102.037 ACRES OUT OF THE
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS
FEBRUARY 2020
SHEET 4 OF 5



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2500 Dallas Parkway, Suite 101, Frisco, TX 75034
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Contact: David McCullah
Email: dmcullah@bgeinc.com
Telephone: (972) 464-4839

Project No. 6067-00 | DFWDMS

OWNER

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